



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis Secretary
Madeleine B. Fish
Ann Marie Thorsen

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Alternate Members
Justin Terribile
Marc W. Delmonico
Ram B. Odedra

REGULAR MEETING MINUTES
VIRTUAL MEETING
Wednesday, September 9, 2020 – 7:00 P.M.

I. **CALL TO ORDER**

Chairman R. Friedmann called the meeting to order at 7:00 p.m.

II. **ROLL CALL**

Attendant Members

R. Friedmann
M. Caldarella
G. Lewis
A. M. Thorsen
R. Odedra (sitting in for M. Fish)
J. Terribile
M. Delmonico

Absent Members

M. Fish

Attendant Staff

Joanne Galli, Recording Clerk

9 members of the public were in attendance.

III. **REGULAR BUSINESS**

A. **MINUTES**

MOTION to approve the meeting minutes of August 17, 2020 as presented **MADE:** R. Friedmann
SECONDED: G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M.
Thorsen, R. Odedra **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

B. **CORRESPONDENCE**

MOTION to pay Halloran & Sage Invoice #s 11332337, 11332338 and 11332116 for general counsel
in the amount of \$610.50 as presented **MADE:** G. Lewis **SECONDED:** M. Caldarella
VOTING IN FAVOR: R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, R. Odedra
ABSTAINING: None **OPPOSED:** None **APPROVED:** 5-0-0.

IV. **PUBLIC HEARINGS (Continued)**

- A. **“Maple & Main” Application for Special Exception Permit** for 2,907 s.f. Restaurant, 813
Boston Post Road, Assessor’s Map 36, Lot 5, Business B-2 District, Coastal Management Zone,
Pedestrian Node.
Owner: Alex Foulkes Agent: Joe Wren, P.E.

Alex Foulkes has withdrawn his application for Maple & Main. He has terminated the project at 813 Boston Post Rd.

V. PUBLIC HEARINGS

- A. **“Muir”** Application for Special Exception Use for a 12,000 s.f. business office and warehouse building. 92 Spencer Plain Road, Assessor’s Map 46/Lot 14, Gateway Business B-4 District
Owner: Estate of Henry Syvertsen Applicant: John Muir Agent: Joe Wren, P.E.

Agent Joe Wren and Architect Craig Laliberte presented. The project is the construction of a 12,000 s.f. office & warehouse building with 12 leasable spaces, a paved driveway and parking lot, landscaping and site lighting, and septic system. The anticipated hours of use will be 7 a.m. to 7 p.m. 20 parking spaces will exist. There will be two entrances to the property one on Spencer Plain Road and the other on Buck Hill Road. The project meets all setbacks and is wetlands approved.

MOTION to close the public hearing of **“Muir” Application for Special Exception Use** for a 12,000 s.f. business office and warehouse building. 92 Spencer Plain Road, Assessor’s Map 46, Lot 14, Gateway Business B-4 as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, R. Odedra **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to approve the **“Muir” Application for Special Exception Use** for a 12,000 s.f. business office and warehouse building. 92 Spencer Plain Road, Assessor’s Map 46, Lot 14, Gateway Business B-4 District with these conditions of approval: The applicant agrees to 1) Re-establish the 15’ wide right of way to coincide with the existing gravel drive after taking ownership of the property 2) One fire hydrant will be added to the main entrance on Spencer Plain Road 3) Parking is for parking spaces only – no outdoor storage. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, R. Odedra **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

- B. **“Lycurgus, LLC”** Application for Site Plan Review for 13,350 s.f. contractor warehouse/storage unit building.
97 Old Middlesex Turnpike, Map 41, Lot 9, Industrial I District
Owner: Lycurgus, LLC Agent: Robert Doane, P.E.

Robert Doane presented for the applicant. Lycurgus proposes to create a commercial park development that will provide contractor business and storage, warehousing and manufacturing space. The proposed improvements associated with the development of the site will include the construction of 11,180 and 1,500 square ft commercial buildings with associated site driveways, parking areas, building utility services, onsite wastewater systems and a storm water bio-retention area. The structures on the site include three pre-existing non-conforming single-family residential buildings. There will be a total of 25 parking spaces, which cannot be used for outdoor storage. Approximate hours of operation will be 7 a.m. to 6 p.m. Monday through Saturday. A single sign is proposed for the site. The most recent plans do not reflect all the items that need to be addressed at this time therefore the hearing will be continued to the next Zoning Commission meeting on Sept. 21, 2020.

MOTION to continue the public hearing of “**Lycurgus**” **Application for Site Plan Review** for a 13,350 s.f. contractor warehouse/storage unit building. 97 Old Middlesex Turnpike, Map 41, Lot 9, Industrial I District to the next Zoning Commission meeting on September 21, 2020 at 7:00 p.m. as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, R. Odedra **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

- C. “**Provence Land Co.**” Application for Special Exception Permit/Coastal Site Plan Review to construct a 6,000 s.f. tree service contractors building and parking area
1325 Boston Post Road, Assessor’s Map 27, Lot 24-1
Gateway Business B-4 District, Pedestrian Node, Coastal Management Area
Owner: Provence Land Company, LLC. Applicant: Robert Doane, P.E.

Robert Doane presented for the applicant. They propose to construct a 6,000 sq ft tree service facility within a 2.9 acre vacant parcel. This will include a paved parking lot with 23 passenger parking spaces and 16 for trucks, trailers and chippers. Hours of operation will be approximately 7:30 a.m. to 4:30 p.m. Monday through Friday. A single sign will be provided at the entrance and a sign on the face of the building. The Zoning Commission is concerned about snow clearance, which will need to be pushed to left side as to not damage the landscaping. The sign size needs to be within regulations and no storage will be allowed on outside parking spaces. The stormwater basin outlet has been moved more than 100 ft from adjoining property. The location of the outlet needs to be approved by Geoff Jacobson. Also need referral of Police Dept due to traffic issues that may arise at this site, which is close to the traffic light on Schoolhouse Road. Therefore, this hearing will be continued to the next Zoning Commission meeting on Sept. 21, 2020.

MOTION to continue the hearing of “**Provence Land Co.**” **Application for Special Exception Permit/Coastal Site Plan Review** to construct a 6,000 s.f. tree service contractors building and parking area 1325 Boston Post Road, Assessor’s map 27, Lot 24-1 Gateway Business B-4 District, Pedestrian Node, Coastal Management Area to the next Zoning Commission meeting on September 21, 2020 at 7:00 p.m. as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, R. Odedra **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VII. ADJOURNMENT

MOTION to adjourn the meeting of Sept 9, 2020 at 8:40 p.m. as presented to the next regularly scheduled meeting of September 21, 2020 at 7:00 p.m. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, R. Odedra **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULARLY SCHEDULED
VIRTUAL MEETING
Monday, September 21, 2020 at 7:00 P.M.

Check our website for dial in information and additional meeting documents.

[Zoning Commission web page](#)

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